

IN THE MATTER OF
THE APPLICATION OF
GRBC REALTY COMPANY
FOR A VARIANCE ON PROPERTY LOCATED
ON THE NORTH SIDE GOLDEN RING ROAD
990' SOUTHEAST OF INTERSECTION OF
I-695 AND PULASKI HIGHWAY
(GOLDEN RING BUSINESS CENTER)
15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT

* BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO.: 89-485-A

AMENDED ORDER

This case comes before this Board on appeal from a decision of the Deputy Zoning Commissioner dated June 14, 1989 granting in part a variance petition with restrictions. The petition was for a variance to permit a roof-mounted park identification sign of 400 square feet (double face) in lieu of the maximum 150 square feet per face. The Deputy Zoning Commissioner granted the variance permitting the sign to be mounted on the roof with restrictions but denied the increase in size. The Petitioner particularly begs relief from Restrictions Nos. 3 and No. 5 noted in the Deputy Zoning Commissioner's Order. Restriction No. 3 limited the lettering to "Golden Ring Business Center" and Restriction No. 5 denied illumination of the sign.

The parcel in question contains some 9.45 acres zoned M.L.-I.M. and is already developed as a flex warehouse project, that being a combination of offices and warehouses. James Mattis, an Engineer and site planner, testified that he did the site plan for this project and noted the extremely difficult and round-a-bout access to the site, and the fact that it is topographically some 25 feet to 45 feet below the elevation of I-695 (Beltway) which it

abuts. In order to identify access to this site an internal lighted the roof-top mounted sign is necessary. The Petitioner's claim that the limit on the lettering in the sign is too restrictive. He also testified that a free standing sign would also require a variance as to the length of the pole in order for the sign to be visible.

At the onset of the hearing, Petitioner's attorney agreed that the Petitioner would limit the size of the roof-top identification sign to a total of 300 square feet (150 square feet per side), which is a permitted size in the zone. It is clear from the testimony that if the requested variance is granted such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public health, safety and general welfare nor is there a need to restrict the lettering or lighting than otherwise permitted under the BCZR. The Board is of the opinion that the part of the variance request permitting the sign to be located on the roof should be granted and it will be so ordered.

ORDER

It is therefore this 1st day of March, 1990, by the County Board of Appeals of Baltimore County, ORDERED, that a variance to permit a 300 square foot (150 feet per face) stationary park identification sign mounted on the roof

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be and is hereby granted.

Any appeal from this decision must be made in accordance with Rule B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS

William T. Hackett
William T. Hackett, Chairman

Lynn B. Moreland
Lynn B. Moreland

John G. Disney
John G. Disney

3

IN THE MATTER OF
THE APPLICATION OF
GRBC REALTY COMPANY
FOR A VARIANCE ON PROPERTY LOCATED
ON THE NORTH SIDE GOLDEN RING ROAD,
990' SOUTHEAST OF INTERSECTION OF
I-695 AND PULASKI HIGHWAY
(GOLDEN RING BUSINESS CENTER)
15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT

* BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 89-485-A

OPINION

This case comes before this Board on appeal from a decision of the Deputy Zoning Commissioner dated June 14, 1989 granting the Petition with restrictions. The petition in this case was a variance request to permit a roof-mounted sign of 400 square feet in lieu of the permitted 300 square feet. The Deputy Zoning Commissioner granted this increase in area but imposed a number of restrictions. The Petitioner in this case particularly begs relief from Restrictions No. 3 and No. 5 noted in the Deputy Zoning Commissioner's Order. Restriction No. 3 limited the lettering on this sign to "Golden Ring Business Center" and Restriction No. 5 denied illumination of the sign.

The parcel in question contains some 9.45 acres zoned M.L.-I.M. and is already developed as a flex warehouse project, that being a combination of offices and warehouses. James Madison, an Engineer and site planner, testified that he did the site plan for this project and noted the extremely difficult and round-a-bout access to the site, and the fact that it is topographically some 25 feet to 45 feet below the Beltway which it abuts. In order to identify access to this site, internal lighting in the roof-top sign was desired, and it was Petitioner's claim that the limit on the lettering in the sign was too restrictive.

At the onset of the hearing, Petitioner's attorney agreed that the Petitioner would limit the size of the roof-top identification sign to a

Case No. 89-485-A
GRBC Realty Company

total of 300 square feet, which is a permitted size in a commercial zone. Section 413.3(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) permits the roof-top identification sign to be 300 square feet, so long as it does not exceed 16 feet in height above the roof. Section 413.5(e), B.C.Z.R., permits this sign to be illuminated. Since this is a permitted use within the M.L.-I.M. zone, no reference in the B.C.Z.R. can be found that limits the lettering to be displayed on a permitted sign. The Board is of the opinion that since this sign meets the criteria established in the B.C.Z.R. no variances are required, and will so order.

ORDER

It is therefore this 14th day of February, 1990 by the County Board of Appeals of Baltimore County ORDERED that a 300 square-foot roof-top identification sign is a permitted use in the M.L.-I.M. zone; that said sign may be illuminated; and that there be no restrictions on the lettering to be displayed on this sign.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Lynn B. Moreland
Lynn B. Moreland

John G. Disney
John G. Disney

IN RE: PETITION FOR ZONING VARIANCE
W/S Golden Ring Road, 990' SE
of the c/l of the intersection
of I-695 and Pulaski Highway
15th Election District
7th Councilmanic District

* BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 89-485-A

GRBC Realty Company
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a 400 sq.ft. (double-faced) stationary identification sign mounted on the roof of a building in a business park, in lieu of the maximum 150 sq.ft. (per face, or 300 sq.ft. total) freestanding identification sign, as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Anthony Julio, Vice President, Hill Management Company, Property Manager for Petitioners, appeared, testified and were represented by Benjamin Bronstein, Esquire. Also appearing on behalf of the Petition was James Mattis, Engineer with George W. Stephens, Jr. & Associates, Inc. There were no Protestants.

Testimony indicated that the subject property consists of 9.45 acres more or less zoned M.L.-I.M., is located off the Baltimore Beltway (I-695) where Golden Ring Road ends and is improved with three office/warehouse buildings containing 136,800 sq.ft. of space. The property was the subject of previous Case Nos. 87-468-SPHA and 88-209-A.

Testimony indicated that due to the difficulty of gaining access to the property from the Beltway, Petitioners propose installing a rooftop sign for identification purposes. Access to the property from the Beltway is from Route 40 to Rossville Boulevard to Kelso Drive to Golden Ring Road which dead-ends at the subject site. Petitioners testified that a free-

standing sign would be of little or no value as the property is at a much lower grade than the Beltway. Petitioners argued to limit the size of the sign to 150 sq.ft. per side as permitted by the zoning regulations would be inadequate as the buildings are approximately 300 feet from I-695. Petitioners testified that there would be no freestanding identification signs pursuant to Section 413.6 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Comments received from the Deputy Director of the Office of Planning dated May 25, 1989 indicated that the Planning Office objects to the size of the sign proposed, but did not indicate opposition to its proposed location. The Office of Planning is of the opinion that the maximum size permitted of 150 sq.ft. per face is adequate for the subject property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the requested variance is granted, as hereinafter modified, such use as proposed would not be con-

- 2 -

trary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, a variance shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of June, 1989 that a variance to permit a 300 sq.ft. (double-faced) stationary identification sign mounted on the roof of a building in an industrial park, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The size of the sign granted herein is limited to 150 sq.ft. per face. Further, said sign shall not exceed 16 feet in height from the roof line of the building on which it is mounted.
- 3) The lettering on the sign shall be limited to the following: "Golden Ring Business Center."
- 4) Prior to the issuance of any permit, Petitioners shall submit for approval by the Deputy Zoning Commissioner an architectural rendering of the proposed sign granted herein and include a description of the materials used in its design.
- 5) The sign shall not be illuminated.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

- 3 -

PETITION FOR ZONING VARIANCE **TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.6f to permit a 400 sq. ft. (double face) stationary roof mounted park identification sign in lieu of the maximum 150 sq. ft. per face free standing park identification sign.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Configuration of sign.
2. Topography of property.
3. And such other and further reasons as may be demonstrated at the time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): GRBC Realty Company
 A Maryland Partnership
 (Type or Print Name)
 Signature: *James J. Smith*
 Address: (Type or Print Name)
 City and State: Signature

Attorney for Petitioner: BENJAMIN BRONSTEIN
 EVANS, GEORGE & BRONSTEIN
 (Type or Print Name)
 Signature: *Benjamin Bronstein*
 Address: 29 W. SUSQUEHANNA AVENUE, STE. 205
 TOWSON, MARYLAND 21204
 City and State: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 G.W. Stephens, Jr. & Associates, Inc.
 Name
 303 Allegheny Avenue, Towson, MD 21204
 City and State: Address 825-6120 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of March, 1989, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of May, 1989, at 11:30 o'clock A.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County.
 (over)

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
 SUSQUEHANNA BUILDING, SUITE 205
 29 WEST SUSQUEHANNA AVENUE
 TOWSON, MARYLAND 21204
 (301) 296-0200
 FAX (301) 296-3719
 WALLACE DANN
 COUNSEL

The Honorable Ann M. Nastarowicz
 Deputy Zoning Commissioner for
 Baltimore County
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

RE: Case No. 89493A, Case No. 89485A
 and Case No. 89490A

Dear Ms. Nastarowicz:
 As you know, I have asked you for your consideration in revising the orders in the above entitled matters. I have asked my client to provide sign text for each sign. As soon as I receive them I will promptly forward them for your consideration.

Thank you for your kind cooperation.

Very truly yours,
 EVANS, GEORGE & BRONSTEIN
Benjamin Bronstein
 Benjamin Bronstein

BB/jcc

RECEIVED
 JUL 13 1989
 ZONING OFFICE

FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX 6628, TOWSON, MARYLAND 21204


Description to Accompany Zoning
 Petition for Variance in an
 Existing ML-IM Zone

Beginning for the same at a point on the northern side of Golden Ring Road, said point being measured South 43 degrees 40 minutes 20 seconds East 990 feet more or less from the centerline intersection of Pulaski Highway Rt.40 and the Baltimore Beltway I-695, running thence leaving the northern side of said Road for the ten following courses, viz:

- 1) North 34 degrees 23 minutes 43 seconds West 91.80 feet,
- 2) North 29 degrees 27 minutes 27 seconds West 228.30 feet,
- 3) North 12 degrees 45 minutes 01 seconds West 115.31 feet,
- 4) North 47 degrees 08 minutes 05 seconds East 273.00 feet,
- 5) South 20 degrees 08 minutes 05 seconds East 273.00 feet,
- 6) North 47 degrees 31 minutes 53 seconds West 87.89 feet,
- 7) North 42 degrees 51 minutes 55 seconds East 230.84 feet,
- 8) North 47 degrees 08 seconds 05 seconds East 158.83 feet,
- 9) North 98 degrees 31 minutes 53 seconds East 389.52 feet, and
- 10) South 19 degrees 21 minutes 15 seconds West 819.94 feet to the northern side of said Golden Ring Road, running thence binding thereon,
- 11) South 85 degrees 42 minutes 42 seconds West 351.97 feet to the place of beginning.

Containing 9.25 Acres more or less.

This Description is intended for Zoning Purposes Only and not for the Conveyance of Land.

Charles L. Smith



FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX 6628, TOWSON, MARYLAND 21204

Description to Accompany Zoning
 Petition for Variance in an
 Existing ML-IM Zone

Beginning for the same at the westernmost corner of an existing one story masonry building, said point being measured South 62 degrees 34 minutes 26 seconds East 687 feet more or less from the centerline intersection of Pulaski Highway Rt.40 and the Baltimore Beltway I-695, running thence binding along the northwestern face of said building, thence, passing through said building,
 2) South 53 degrees 27 minutes 10 seconds East 480.00 feet to a point on the southeastern face of said building,
 3) South 36 degrees 32 minutes 50 seconds West 30.00 feet to the southernmost corner of said building, running thence binding along the southwestern side of said building,
 4) North 53 degrees 27 minutes 10 seconds West 480.00 feet to the place of beginning.

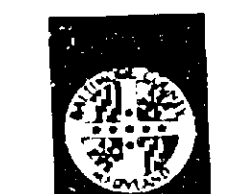
Containing 0.33 Acres more or less.

This Description is intended for Zoning Purposes Only and not for the Conveyance of Land.

Charles L. Smith


Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 897-3353
 J. Robert Haines
 Zoning Commissioner

July 21, 1989



Benjamin Bronstein, Esquire
 Evans, George & Bronstein
 29 W. Susquehanna Avenue, Suite 205
 Towson, Maryland 21204

RE: Petitions for Zoning Variance
 N/S Golden Ring Road, 990' SE of the c/l of
 the Intersection of I-695 and Pulaski Highway
 15th Election District - 7th Councilmanic District
 GRBC Realty Company - Petitioner
 Case No. 89-485-A

NW/Corner Sulphur Spring and Old Georgetown Roads
 13th Election District - 1st Councilmanic District
 Sulphur Spring Business Park Realty Co. - Petitioner
 Case No. 89-490-A

SW/S Benson Avenue and Sulphur Spring Road
 15th Election District - 1st Councilmanic District
 Arbutus Business Center, Co. - Petitioner
 Case No. 89-493-A

Dear Mr. Bronstein:

In response to your letter dated July 11, 1989 on the above-captioned matters, please be advised that inasmuch as an appeal was filed on all three cases on June 29, 1989, I will not reconsider your request for modification and issue an amended Order as requested. It is my opinion that this matter should be resolved at the Board of Appeals' level.

If you have any questions on the subject, please feel free to call me.

Very truly yours,
Ann M. Nastarowicz
 ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for Baltimore County

AMN:hjs
 cc: Peoples Counsel
 Files

RE: PETITION FOR ZONING VARIANCE : BEFORE THE DEPUTY ZONING COMMISSIONER
 N/S Golden Ring Rd., 990' SE : OF BALTIMORE COUNTY
 of Intersection of I-695 and :
 Pulaski Hwy. (Golden Ring :
 Business Center) :
 15th Election District :
 7th Councilmanic District :
 GRBC REALTY COMPANY, : Case No. 89-485-A
 Petitioner : : : : :
 : : : : :
 NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of June 14, 1989, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 304, County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 887-2188

I HEREBY CERTIFY that on this 29th day of June, 1989, a copy of the foregoing Notice of Appeal was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Ave., Suite 205, Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman
 Phyllis Cole Friedman

RECEIVED
 6-29-89 6:00
 ZONING OFFICE

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
 SUSQUEHANNA BUILDING, SUITE 205
 29 WEST SUSQUEHANNA AVENUE
 TOWSON, MARYLAND 21204
 (301) 296-0200
 FAX (301) 296-3719
 WALLACE DANN
 COUNSEL

July 17, 1989

RECEIVED
 JUL 18 1989
 ZONING OFFICE

The Honorable Ann M. Nastarowicz
 Deputy Zoning Commissioner for
 Baltimore County
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

RE: Case No. 89493A, Case No. 89485A
 and Case No. 89490A

Dear Ms. Nastarowicz:
 Reference is made to our conversation and my letter of July 11, 1989 pertaining to the above entitled variance request.

Enclosed please find the proposed text for the Golden Ring Business Center. Obviously, the text would be changed for the Arbutus Business Center and the Sulphur Spring Business Center. All signs are to be lighted from within.

I would be happy to discuss this matter with you at your earliest convenience.

Thank you for your kind consideration.

Very truly yours,
 EVANS, GEORGE & BRONSTEIN
Benjamin Bronstein
 Benjamin Bronstein

BB/jcc
 enclosure

**GOLDENRING
 BUSINESS CENTER
 WAREHOUSE/OFFICE**
 666-1000
PHIL

THIS NOTICE RECEIVED AT
 ZONING OFFICE
 JUL 18 1989
 TIME 3:45 PM
 SOLE 3:45 PM
 666-1000
 666-1000

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 14, 1989

Benjamin Bronstein, Esquire
Evans, George & Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Golden Ring Road, 990' SE of the intersection of
I-695 and Pulaski Highway
(Golden Ring Business Center)
15th Election District - 7th Councilmanic District
GRBC Realty Company - Petitioners
Case No. 89-485-A

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File



Dennis F. Rasmussen
County Executive



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3183 887-3180

HEARING ROOM -
Room 301, County Office Building

APPEAL HEARINGS SCHEDULED FOR THE
WEEK OF JANUARY 29, 1990

RECEIVED
JAN 23 1990

ZONING OFFICE

TUESDAY 1/30/90 10:00 a.m.
#89-485-A

GRBC REALTY COMPANY, N/S Golden Ring Rd.,
990' SE of Inter. I-695 and Pulaski Hwy.
(Golden Ring Business Center)
15th Election District
7th Councilmanic District
VAR - 400 sq. ft. double face roof sign in
lieu of 150 sq. ft. freestanding.

TUESDAY 1/30/90 10:30 a.m.
#90-17-SFH

CASE NO. 89-490-A to be withdrawn
PERRY HALL MINI-STORAGE CO., End of private
rd., 380' ± SE of end of Fitch Lane
(7750 Rossville Blvd.)
14th Election District
6th Councilmanic District
SPH - nonconforming use/existing dwelling on reduced
lot; adv. sign; commercial access through resi-
dential zone
SE - outdoor sign
VAR - setbacks and sign

TUESDAY 1/30/90 11:00 a.m.
#CBA-89-180

GOMPH/PAHL PROPERTY, S/S Bedford Rd., 230' ±
W of Alter Street
3rd Election District; 2nd Councilmanic District
RE: CRG Decision

WEDNESDAY 1/31/90 10:00 a.m.
#CBA-89-148

FOX RIDGE INN (TKW, INC.), 1014 Taylor Ave.
Baltimore, Maryland 21234
RE: Amusement device violations

WEDNESDAY 1/31/90 1:00 p.m.
#CBA-89-125

BRIGADOON (ANNEMAR DEVELOPMENT CORP.)
Baltimore, Maryland 21207
RE: Sediment control violation - grading

THURSDAY 2/1/90 HEARING ROOM
FRIDAY 2/2/90 10:00 a.m.
#CBA-89-149

NOT AVAILABLE FOR CBA HEARING
GREENSPRING FOREST, NE/S Garrison Forest Rd.,
S of Caves Road
3rd Election District; 3rd Councilmanic District
RE: CRG Decision
CBA-89-199 GREENSPRING FOREST (WATVER)
E/S Garrison Forest Rd., S of Caves Rd.
RE: Approval of Waiver of Public
Works Standards

cc: Executive Office AND
County Council
Law Office
People's Counsel
Planning Office
Current Planning
Board Members
Court Reporter

Information Desks (2)
Picket Clerk - Zoning

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting: 5/14/89

District: 15th
Posted for: GRBC Realty Company
Petitioner: N/S Golden Ring Rd., 990' SE of intersection
Location of property: 15th Election District
Location of Sign: 15th Election District
Remarks: 400 sq. ft. double face roof sign in lieu of 150 sq. ft. freestanding.

Posted by: J. Robert Haines
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting: 7/21/89

District: 15th
Posted for: GRBC Realty Company
Petitioner: N/S Golden Ring Rd., 990' SE of intersection
Location of property: 15th Election District
Location of Sign: 15th Election District
Remarks: 400 sq. ft. double face roof sign in lieu of 150 sq. ft. freestanding.

Posted by: J. Robert Haines
Number of Signs: 1

CERTIFICATE OF PUBLICATION TOWSON, MD., May 14, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 4, 1989.

THE JEFFERSONIAN,

S. Zebe Orlov
Publisher

PO 12020
reg 11 28938
ca 89-485-A
price \$41.37

CERTIFICATE OF PUBLICATION OFFICE OF Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

May 4, 1989

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. 89-485-A - P.O. #12019 - Reg. #M28937 - 92 lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one 1989; that is to say, 5th day of May 1989 the same was inserted in the issues of May 4, 1989

Kimbel Publication, Inc.
per Publisher.

By K.C. Orlov

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

ADDRESS

NAME: J. Robert Haines
ADDRESS: 205 Susquehanna Ave. 21204
J. Robert Haines
205 Susquehanna Ave. 21204
JAMES MATIAS
303 ALLEGHEMY AVENUE
TOWSON, MD 21204

RE: PETITION FOR ZONING VARIANCE : BEFORE THE DEPUTY ZONING COMMISSIONER
N/S Golden Ring Rd., 990' SE : OF BALTIMORE COUNTY
of Intersection of I-695 and :
Pulaski Hwy. (Golden Ring :
Business Center), 15th Election :
District - 7th Councilmanic District :
GRBC REALTY COMPANY, : Case No. 89-485-A
Petitioner

NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of June 14, 1989, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 24th day of June, 1989, a copy of the foregoing Notice of Appeal was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Ave., Suite 205, Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

PAYMENT
6-2787 (C)
ZONING OFFICE

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-485-A
N/S Golden Ring Road, 990' SE c/l Intersection of 695 & Pulaski Highway
(Golden Ring Business Center)
15th Election District - 7th Councilmanic
Petitioner(s): GRBC Realty Company
HEARING SCHEDULED: TUESDAY, MAY 30, 1989 at 11:30 a.m.

Variance to permit a 400 sq. ft. (double face) stationary roof mounted park identification sign in lieu of the maximum 150 sq. ft. per face free standing park identification sign.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
Zoning Commissioner of
Baltimore County

cc: GRBC Realty Company
Benjamin Bronstein, Esq.
G. W. Stephens, Jr. & Associates, Inc.
File

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Golden Ring Rd., 990' SE : OF BALTIMORE COUNTY
c/l Intersection of 695 and :
Pulaski Hwy. (Golden Ring :
Business Center), 15th Election :
Dist.: 7th Councilmanic Dist. :
GRBC REALTY COMPANY, Petitioner : Case No. 89-485-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 16th day of May, 1989, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, and Evans, George & Bronstein, 29 W. Susquehanna Ave., Ste. 205, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 5/17/89

GRBC Realty Company
2242 Greenspring Drive
Lutherville, Maryland 21093

RE: Petition for Zoning Variance
CASE NUMBER: 89-485-A
N/S Golden Ring Road, 990' SE c/l Intersection of 695 & Pulaski Highway
(Golden Ring Business Center)
15th Election District - 7th Councilmanic
Petitioner(s): GRBC Realty Company
HEARING SCHEDULED: TUESDAY, MAY 30, 1989 at 11:30 a.m.

Dear Petitioner:

Please be advised that \$12.37 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
ISCELLANEOUS CASH RECEIPT

DATE: 5/30/89 ACCOUNT: 801-615-000

AMOUNT: \$ 102.37

PAID TO GRBC REALTY CO. 89-485-A

RECEIVED 5/31/89 HEARING 89-485-A

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

April 21, 1989



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 385, 386, 387, 390 and 391.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
MAY 28 1989

ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2588
494-4500

Paul H. Reincke
Chief

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: GRBC Realty Company

Location: NE Golden Ring Road, 990' SE centerline intersection
695 and Pulaski Highway
Item No.: 385

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *C. H. Brady*
Planning Group
Special Inspection Division

NOTED &
APPROVED

Capt. J. M. Brady
Fire Prevention Bureau

/jl

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case # 89-485 A
Item # 385

Re: GRBC Realty Co., et al

This office is opposed to the request to permit 400 square feet (double face) sign in lieu of the maximum permitted 150 square feet per face sign. The 150 square feet per face sign should be adequate for identification purposes. Illumination of the sign could cause problems in adjacent residential areas.

This project received County Review Group approval on August 13, 1987. The final landscape plan was approved April 18, 1988.

A:53089.txt P.6

RECEIVED
MAY 28 1989
ZONING OFFICE

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN
MICHAEL J. CHOMEL
DOUGLAS A. STUBBS
WILLIAM R. LEVASSEUR, JR.

February 16, 1990

The Honorable William T. Hackett
Board of Appeals for Baltimore County
County Office Building
Towson, Maryland 21204

HAND-DELIVERED

Re: GRBC Realty Corporation
Case No. 1 89-485-A

Dear Mr. Hackett:

Thank you for your Order dated February 14, 1990 in the above entitled case. In reviewing the Order it appears to me that I did not make it clear to the Board that a variance was needed in order to mount the sign on the roof. I have therefore taken the liberty of preparing an Amended Order for your consideration. I have discussed this matter with Mrs. Friedman and have forwarded a copy of the proposed Amended Order to her.

Thank you for your kind consideration.

Very truly yours,

EVANS, GEORGE AND BRONSTEIN

George Evans
Benjamin Bronstein

BB/eg

Enclosure

cc: Phyllis Friedman, Esquire

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

February 14, 1990

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

Re: Case No. 89-485-A
GRBC Realty Company

Dear Mr. Bronstein:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject matter.

Sincerely,

Linda Lee M. Kuszmaul
Linda Lee M. Kuszmaul
Legal Secretary

Enclosure

cc: Mr. James L. Smith - GRBC Realty Co.
Mr. Anthony Julio - Hill Mgmt. Co.
Mr. James Mattis - George W. Stephens, Jr.
& Assoc., Inc.
People's Counsel
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719

WALLACE DANN
COUNSEL

December 11, 1989

County Board of Appeals
County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

Attention: LindaLee M. Kuszmaul

Re: Case No. 89-485A GRBC Realty Company
Case No. 89-490A Sulphur Spring Business Park Realty Company
Case No. 89-493A Arbutus Business Center Company

Dear Linda:

The above-entitled case are set in for hearing on January 30, 1990. In each of these cases appeals were noted by People's Counsel.

Pursuant to arrangements with People's Counsel, the Petitioners, Sulphur Spring and Arbutus Business Center, will each dismiss its respective Petitions for Variances. GRBC Realty will proceed on its petition. However, it will restrict the relief requested by variance to a stationary roof mounted park identification sign of 150 square feet per face. That case should take less an half hour of the Board's time.

In view of the available time on that date, you may wish to set in other cases. To that end, I am volunteering Case No. CBA89-

LindaLee M. Kuszmaul
December 11, 1989
Page II

11:00 a.m. Fr. 5/1/90
189 Comph/Pahl Property which is a CRG appeal. That case is currently set in for May 11, 1990 at 10:00 a.m. Thank you for your kind consideration.

Very truly yours,

EVANS, GEORGE AND BRONSTEIN

George Evans
Benjamin Bronstein

BB/eg

cc: Phyllis C. Friedman, Esquire
People's Counsel for Baltimore County



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

March 1, 1990

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

Re: Case No. 89-485-A
GRBC Realty Company

Dear Mr. Bronstein:

Enclosed please find a copy of the Amended Opinion and Order issued this date by the County Board of Appeals in the subject matter.

Sincerely,

Linda Lee M. Kuszmaul
Linda Lee M. Kuszmaul
Legal Secretary

Enclosure

cc: Mr. James L. Smith
Mr. Anthony Julio
Mr. James Mattis
People's Counsel
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

LEGEND:

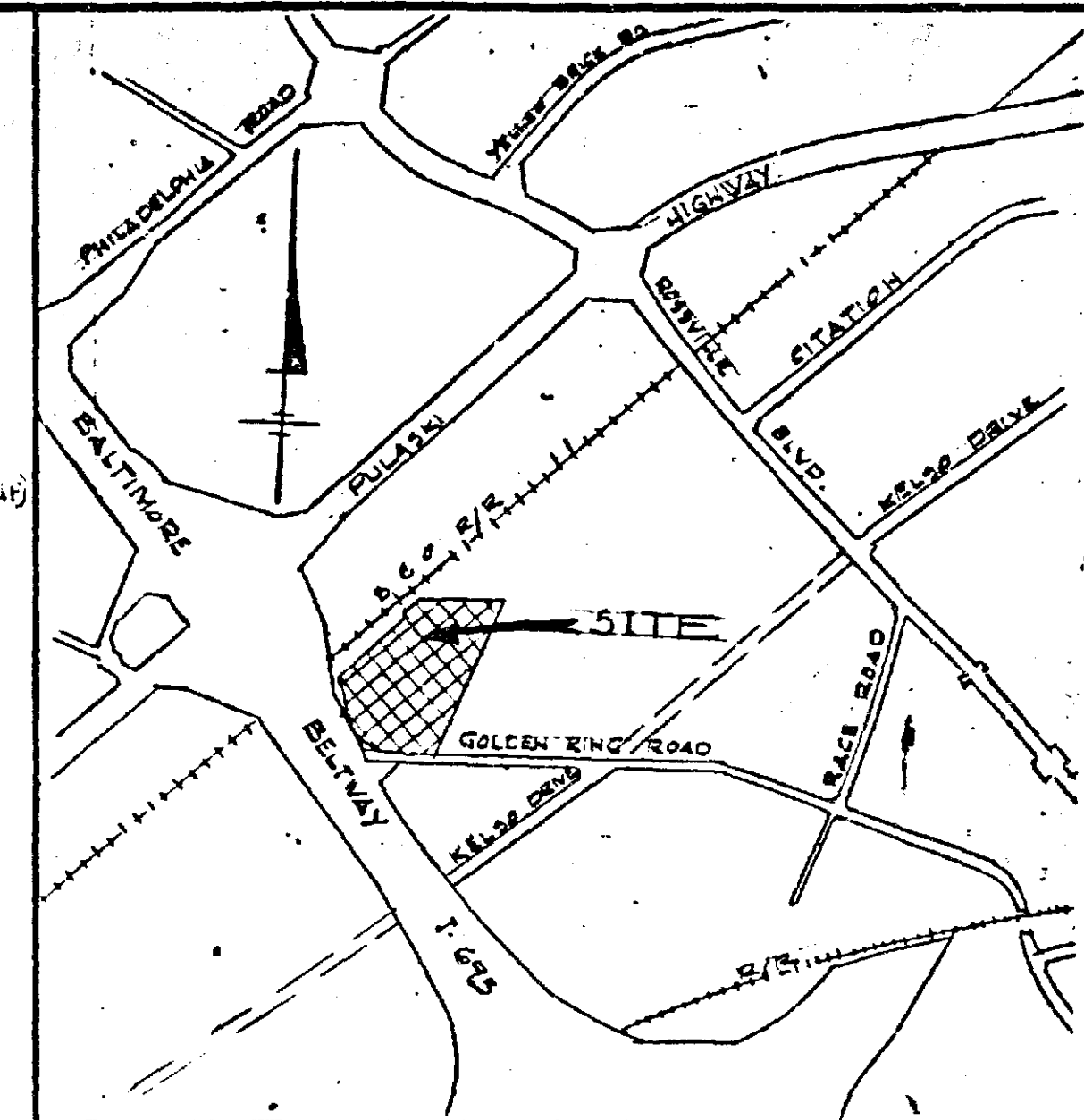
- PROPERTY OUTLINE
- EXISTING CONTOUR (2' INTERVAL)
- PROPOSED GRADE (1' INTERVAL)
- EASEMENTS
- PROPOSED LIGHTS (MAX. HEIGHT - 6')
- PROPOSED LIGHTS ON BUILDINGS

VARIANCE REQUESTED ITEM #66 FILED IN B.C. Z.O. TO PERMIT A 5 FOOT SIDE YARD SETBACK FOR BUILDING 'B'.
28. 2014 APPROVED JANUARY 4, 1988

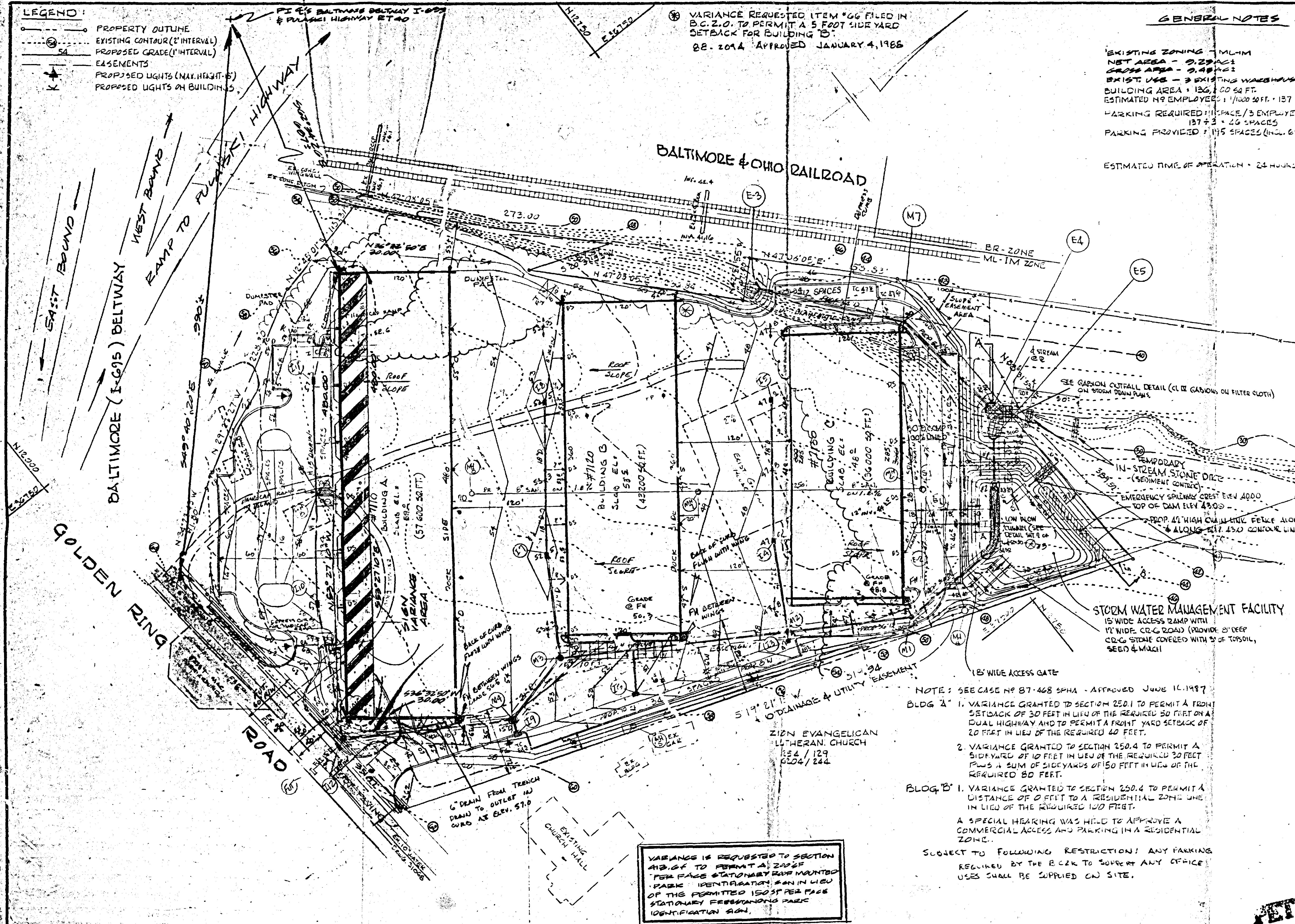
GENERAL NOTES

EXISTING ZONING - ML-IM
NET AREA - 9.29 AC.
GROSS AREA - 9.48 AC.
EXIST. USE - 3 EXISTING WAREHOUSES
BUILDING AREA - 136,000 SQ. FT.
ESTIMATED NO. EMPLOYEES - 1/1000 SQ. FT. = 137
PARKING REQUIRED: 1 SPACE / 3 EMPLOYEES
137 ÷ 3 = 26 SPACES
PARKING PROVIDED: 175 SPACES (INCL. CHANGING)

ESTIMATED TIME OF OPERATION - 24 HOURS

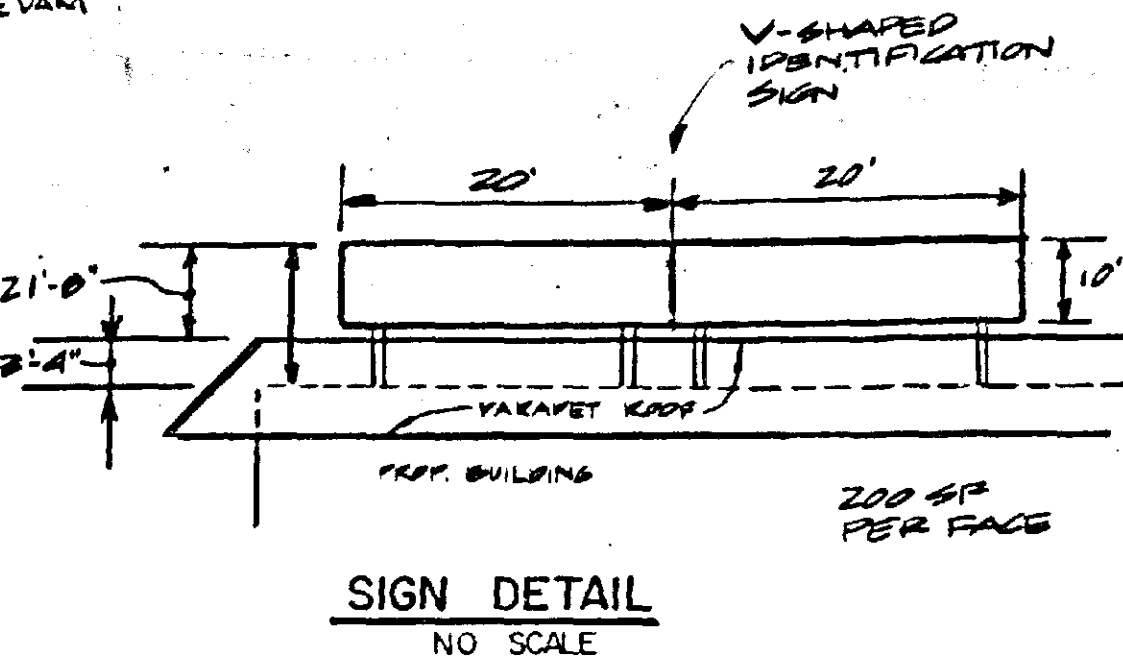


VICINITY MAP
SCALE: 1" = 900'



STORM WATER MANAGEMENT FACILITY

15' WIDE ACCESS RAMP WITH 12' WIDE CR-G ROAD (PROVIDE 8" DEEP CR-G STONE COVERED WITH 3" OF TOPSOIL, SEED & MULCH)



SIGN DETAIL
NO SCALE

NOTE: SEE CASE NO. 87-468 SPHA - APPROVED JUNE 14, 1987
BLOG. A' 1. VARIANCE GRANTED TO SECTION 250.1 TO PERMIT A FRONT SETBACK OF 30 FEET IN LIEU OF THE REQUIRED 50 FEET ON A DUAL HIGHWAY AND TO PERMIT A FRONT YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 40 FEET.

2. VARIANCE GRANTED TO SECTION 250.4 TO PERMIT A SIDEYARD OF 10 FEET IN LIEU OF THE REQUIRED 30 FEET PLUS A SUM OF SIDERYARDS OF 150 FEET IN LIEU OF THE REQUIRED 80 FEET.

BLOG. B' 1. VARIANCE GRANTED TO SECTION 250.4 TO PERMIT A DISTANCE OF 0 FEET TO A RESIDENTIAL ZONE ONE IN LIEU OF THE REQUIRED 120 FEET.

A SPECIAL HEARING WAS HELD TO APPROVE A COMMERCIAL ACCESS AND PARKING IN A RESIDENTIAL ZONE.

SUBJECT TO FOLLOWING RESTRICTIONS: ANY PARKING REQUIRED BY THE B.C.K. TO SUPPORT ANY OFFICE USES SHALL BE SUPPLIED ON SITE.

VARIANCE IS REQUESTED TO SECTION 413.06 TO PERMIT A 200 SF PER FACE STATIONARY PARK MOUNTED PARK IDENTIFICATION SIGN IN LIEU OF THE PERMITTED 150 SF PER FACE STATIONARY FREESTANDING PARK IDENTIFICATION SIGN.

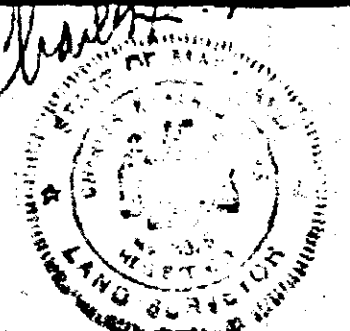
ZION EVANGELICAL LUTHERAN CHURCH
1254 / 129
6204 / 244

1 Sign

PETITIONER'S EXHIBIT 1

385

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 823-8220



OWNER AND DEVELOPER:

GRBC REALTY COMPANY
2242 GREENSPRING DRIVE
LUTHERVILLE, MD
21093

PLAT TO ACCOMPANY ZONING PETITION FOR VARIANCE

GOLDEN RING BUSINESS CENTER
15TH ELECTION DISTRICT - BALTIMORE COUNTY, MD.

SCALE: 1" = 50'

MARCH 3, 1989

PN 5634